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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

NOTIFICATION

The 20th November, 2025

No.H-U-11020/183/2025-4H1/I/1248240/2025.- Whereas, in order to regulate the development and ensure environmental compliance for residential habitats on specific delisted lands in the State, the Governor of Punjab is pleased to issue the "Policy for Approval/Regularization of Low Impact Green Habitats (LIGH) in the State of Punjab, 2025" as under:-

1. The units allowed/regularized under this policy shall be termed as Low Impact Green Habitats (LIGH).
2. Minimum area required for setting up Low Impact Green Habitats (LIGH) will be 4000 Sq. yds.
3. The control norms such as Height of the Building, Maximum Floor Area Ratio (FAR) permissible, Maximum Hard Surface, Site Coverage, Setbacks, Parking norms shall be as under or as amended from time to time through Building Bye Laws:-

Development Control/Norms

Category	Plot Size	Site Coverage	F.A.R.	Height/ No. of Storey's
LIGH	4000 sq. yards	10%	1:0.20	G+1
	Additional Area	5%	1:0.10	G+1

4. All other Controls including setbacks and parking etc. will be applicable as per PUDA Building Bye Laws-2025 or as amended from time to time.
5. Temporary structure or building like Cattle Shed, Motor Room, Covered Parking etc., shall be exempted from ground coverage and Floor Area Ratio (FAR). However, such structures including Swimming Pool shall not be exempted from Hard Surface Restriction.
6. Security Room and Servant Quarter shall be considered as a part of Ground Coverage and FAR.
7. No further FAR shall be purchasable.

8. Construction of basement, clubbing of two or more sites, sub division or fragmentation and any commercial activities or services are not allowed on the site.

Note: Commercial activities or services means any type of commercial activity, sub-letting whole or part thereof, rental, AIR BNB, functions like Marriages, Birthday Parties, Farm Stays, Paying Guests, remote work while travelling, Consultancy Services etc. or any other future foreseen activities.

9. Base rate for 4000 square yards will be Rs. 300/- per square yards One Time Regularization fees of existing Low Impact Green Habitats (LIGH) will be as under:-

Sr. No.	Area	Regularization Fees
1	SAS Nagar	4 times the base rate.
2	Roopnagar	2 times the base rate.
3	Nawanshahar and Hoshiarpur	Applicable base rate.
4	Pathankot	Applicable base rate.
5	Gurdasspur	Applicable base rate.

Base rate once fixed shall be valid for one year and shall increase @10% of the existing base rate on 1st of every April.

Note: Other Statutory Charges applicable for regularization of existing structures shall also be applicable apart from above.

10. A approach of minimum 2 karam is required for LIGH. It should be revenue Rasta. No permission shall be permitted on GIAR MUMKIN RASTA.

11. Only Native Species Plants of Punjab will be planted by the applicant in the concerned LIGH/dwelling unit. A NOC/Report from Forest Department in this regard shall be necessary. Apart from this, in case of cutting of trees from the LIGH/Dwelling unit site by the landowners, it will be necessary to take approval from the concerned department/committee and the landowners will be required to submit a report in this regard. Furthermore, if the established LIGH/Dwelling unit is in the proximity of Delisted Land or Eco Sensitive Zone, then mandatorily clearances from the Competent Authority of Forest and Wildlife Department of Punjab or any other Department is required. Furthermore, the provision of the Eco Tourism Policy, 2009 may also be considered. Monitoring in this regard will be done by the Forest Department. The Owner shall also plant 20 trees per acre additionally in the site area only.

12. The applicant will be bound to use Environmental Sustainable Material only. Apart from the above, Elevation & Slope Management, Solar System, Rain water Harvesting System, Storm Water Drainage, Fire Safety Measures, Septic Tank and Soil Conservation and Slope Protection etc. will also be the responsibility of the landowner. An affidavit in this regard is required from the land owner that these shall be his sole responsibility. In case of Elevation & Slope Management, NOC/report is required from Mining and Geology Department, Punjab. Apart from this, the department has to take care of Soil Erosion and the applicant will be bound to take action through the concerned department to ensure that there is no obstruction in the flow of water of the natural drain falling in the place of the LIGH/dwelling unit. Mining/quarrying from LIGH/ Dwelling unit is not allowed. In case any natural drain passes from within the site or from 150 m radius of the site, mandatory NOC of the Drainage Department shall be obtained by the applicant.

13. Any other charges applicable for such regularization shall also be applicable.

14. In any case, no commercial activity is permitted on such delisted land.

Note: Commercial activities or services means any type of commercial activity, sub-letting whole or part thereof, rental, AIR BNB, functions like marriages, birthday parties, Farm Stays, paying Guests, remote work while travelling, consultancy services, etc or any other future foreseen activities.

15. The de-listed land shall be used only for bona fide use for agriculture and for sustaining the livelihood of the people/owner of the land.

16. The area under the Eco Sensitive Zone shall be determined by the Wildlife Wing of the Forest Department through its Competent Authority. Apart from above, in zones defined by the Master Plan/Regional plan applicable provisions shall also prevail.

17. In the case of Delisted areas, the Forest Department will not have any role in monitoring the subject land and only the concerned department with jurisdiction over such delisted land will oversee these lands as per the decision taken in the meeting Chaired by the Chief Secretary, Punjab dated 26.4.2010.

18. The existing rules under the Punjab Urban Planning and Development Building Rules, 2021, already contain detailed provisions for the grant of CLU and other clearances for Farm Houses. The scope of commercial use and activity is also defined in these rules and same can be utilized under this policy.

19. Any directions issued by Hon'ble Courts or Competent Authority in this regard shall also be applicable.

This notification issues in accordance with the decision of Council of Minister taken in its meeting held on dated 15.11.2025 which conveyed by the Department of General Administration (Cabinet Affairs) vide letter no.1/258/2025-1CAB/6508 dated 15.11.2025.

Sd/-

VIKAS GARG, IAS

Principal Secretary to Govt. of Punjab

Department of Housing and Urban Development

Chandigarh

The 19th November, 2025

3560/11-2025/Pb. Govt. Press, S.A.S. Nagar